

NOVEMBER 20, 2017

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Vice Chairman Farino at 7:30 PM.

1. posting a notice of this meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Express Times;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act;
and
4. filing said notice with the Township Clerk.

Present: Farino, Mayor Watters, Hayes, Hight, Minter, Jewell, Keggan, Petteruti

Absent: Chairman Vaezi, Spender, Barton

Also present: William Edleston, Esquire; Drew DiSessa, P.E.

The Pledge of Allegiance was recited.

MOTION was made by **HAYES** to approve the **minutes** of the **October 16, 2017** meeting, as written.

SECONDED: HIGHT

Those in favor: Farino, Mayor Watters, Hayes, Hight, Minter, Jewell

Opposed: none

Abstained: Keggan, Petteruti

Case #17-05, DPW Holdings, LLC – Don Warzecha

DiSessa pointed out a typographical error. Edleston will correct the DWP to DPW on the second line of the Resolution.

MOTION was made by **JEWELL** to approve Resolution for **Case #17-05, DPW Holdings, LLC – Don Warzecha**, with correction and conditions.

SECONDED: HAYES

Those in favor: Farino, Mayor Watters, Hayes, Hight, Minter, Jewell

Opposed: none

Abstained: Keggan, Petteruti

Case #16-04, Rhodes-Sheninger

Present for the applicant: Eugene Sheninger

Mr. Sheninger spoke to the Board regarding his request for an extension due to the amount of time it took to reach an agreement with Warren County for an easement for their potential roadway.

Secondarily, the Architectural firm that had done the original subdivision attempted the sight distances

for the driveway but later required the hiring of another Engineer. In case of severe weather issues a 6 month extension is being requested.

Edleston confirmed that this is the last extension and is justifiable based on delays caused by third party issues with Warren County.

MOTION was made by **HAYES** to approve the additional extension **Case #16-04, Rhodes-Sheninger**, as submitted.

SECONDED: HIGHT

Those in favor: Farino, Mayor Watters, Hayes, Hight, Minter, Jewell, Keggan, Petteruti

Opposed: none

Abstained: none

Old Business:

Minter asked DiSessa if a violation was ever issued for the trucking company operating in a residential zone.

DiSessa explained this property at 445 Watters Rd has received their Commercial Farming approval from the Agricultural Board and no further action has been taken since no further complaints have been received.

Edleston replied that the Commercial Farm does not supercede a zoning violation, it only allows them to do certain activities that are exempt from nuisance complaints.

DiSessa commented the question is whether the leasing of the equipment binds it as part of the farming operation.

Minter suggested that they had a violation pending coming back to the Board for a variance but they chose to pursue another strategy and can still operate a business in a residential zone.

DiSessa mentioned the alternative is to have them go back to the Ag Board under a complaint and have the Ag Board decide if what they are doing is outside the agricultural use.

Minter strongly urged the Board to take action.

Mayor Watters asked about the budget request provided by Finance to understand the new format.

Vice Chairman Farino determined that since these are not due back to Finance until January 5, no decision will have to be made until the next meeting.

Mayor Watters mentioned going out to RFP for professionals since the Township Auditor would like for the Land Use Board to do this as the Township does for all professionals.

Board Secretary Griffith said these are ready to go out with a return date of December 14 for review at the next meeting.

MOTION was made by **HAYES** to authorize going out to RFP for Land Use Board professionals.

SECONDED: KEGGAN

Those in favor: Farino, Mayor Watters, Hayes, Hight, Minter, Jewell, Keggan, Petteruti

Opposed: none

Abstained: none

New Business:

There was none.

MOTION was made by **HAYES** to authorize the Township Committee to pay the professional invoices.

SECONDED: HIGHT

Those in favor: Chairman Vaezi, Farino, Mayor Watters, Hayes, Spender, Jewell, Hight, Minter, Barton

Opposed: none

Abstained: none

DiSessa brought up the Master Plan needing updating since it has been 10 years, so it can be included in the upcoming year's budget.

The Chairman adjourned the meeting at 7:46 PM.

Respectfully submitted,

JoAnn Griffith, Clerk

11/20/17